

NEW INSTRUCTION



Plot 6, Brambly Croft, Upper Thornton, Milford Haven SA733UP

Offers in the region of £255,000

Link Detached New Build House
Finished To A Very High Standard
Ample Parking, Garage & Gardens
Generous Allowances Throughout

| Energy Efficiency Rating | | Predicted |
|---|--|-------------------------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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CP/WJ/78455/151020

DESCRIPTION
OUTSTANDING NEW BUILD
THREE BEDROOM LINK
DETACHED HOUSE WITH
GARAGE

John Francis Milford Haven are delighted to be offering for sale plot 6 at the new development known as Brambly Croft, located in the rural hamlet of Upper Thornton on the outskirts of Milford Haven town.

Plot 6 is a generously sized link detached house with garage, the property specification and workmanship throughout is of the highest standard. Generous allowances have been offered to personalise the property to the taste and finish of your choice.

Brambly Croft is a small cul de sac consisting of 10 executive houses established by local developer Barnstead Developments LTD. Please note there will be no affordable housing on this site.

Please contact the Milford Haven office for more information and to arrange your accompanied viewing.

LOCATION

Situated in the hamlet of Thornton, on the outskirts of the town of Milford Haven Brambly Croft offers the benefits of living in a village, whilst still being close to a busy town. Lying on the outskirts of Thornton and being surrounded by fields, you get to enjoy rural views surrounding the cul de sac. Milford Haven offers many amenities including banks, supermarkets and shops, and also a bus route which can take you to neighbouring towns of Haverfordwest and Pembroke. Thornton is a short drive from the stunning Pembrokeshire coastline, including beauty spots such as Broad Haven, Little Haven, Marloes Sands and St. Anne's Head.

ENTRANCE HALLWAY

11'3 x 6'8 (3.43m x 2.03m)
Property entered via composite door, radiator, stairs to first floor landing, choice of flooring, doors leading off too:

LIVING ROOM

21'11 x 11'8 (6.68m x 3.56m)
Double glazed window to fore, double glazed French doors leading out to rear garden space, radiator.

KITCHEN/DINER

21'11 x 9'06 (6.68m x 2.90m)
An allowance per kitchen/utility OR the purchaser can add to this budget subject to the developers agreement. The kitchens are fitted

and the purchaser has a choice of styles providing stage of construction permits. Also choice of floor covering. Double glazed windows to fore and rear, radiator, door leading through too:

UTILITY AREA

Double glazed window to rear, door to side leading out to rear garden space, radiator, wall mounted boiler, your choice of work surfaces and floor covering,

W.C.

6'8 x 4'11 (2.03m x 1.50m)
An allowance for your choice of fixtures and flooring, wall mounted heated towel rail.

FIRST FLOOR LANDING

20'10 x 6'1 (6.35m x 1.85m)
Double glazed window to fore, Velux window to rear, radiator, doors leading off too:

BEDROOM 1

14'11 x 9'8 (4.55m x 2.95m)
Double glazed window to fore, radiator.

BEDROOM 2

11'7 x 10'2 (3.53m x 3.10m)
Double glazed window to fore, radiator.

BEDROOM 3

11'7 x 10'2 (3.53m x 3.10m)
Double glazed window to rear, radiator.

FAMILY BATHROOM

9'8 x 5'4 (2.95m x 1.63m)
An allowance for bathroom suite of your choice and floor covering. Velux window to rear, wall mounted heated towel rail.

GARAGE

17'6 x 10'1 (5.33m x 3.07m)
Double glazed window to rear, up and over door, side door leading out to rear garden area, electric and lighting supply.

EXTERNALLY

To the fore of the property is a large area for lawn and driveway for off road parking, vehicle access to fore of garage.
To the rear is a enclosed private garden to include close board fencing, large lawn area, and patio/entertaining area. Side access also.

GUARANTEE

6 year architect certificate guarantee.

CONSTRUCTION

Traditional build, Block walls with smooth painted render, Sculptured edge artificial slate roof.

DEVELOPERS

Barnstead Developments LTD.

ROADS & PAVEMENTS

Main entrance road to be adopted, the cul-de-sac will form a private road. All surfaces will be tarmac.

SERVICES

Mains electricity, drainage, central heating with energy efficient combination Gas LPG boiler. Double glazed windows and doors. Solar panels if chosen fitted to the property's garage roof/ wood burner if chosen fitted in living room.

PLOT RESERVATION

£5000 deposit to secure purchase. Deposit money paid to the developers solicitor. This will come off the cost of your house on completion.

PLANNING

Ten residential units in total which include a range of three and four bedroom detached and link detached houses with garages. Please note there is no affordable housing on this site.

VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Charles St take the right hand turning into Robert St and take the next left into Priory Road. Continue along passing the leisure centre until you reach the T junction and take the left hand turning towards Steynton, take a left hand turning signposted Thornton and take this turning over the small bridge and down towards the hamlet of Thornton, follow the road up until you come to Upper Thornton and turn left into Brambly Croft, where the property can be located by the John Francis for sale board.